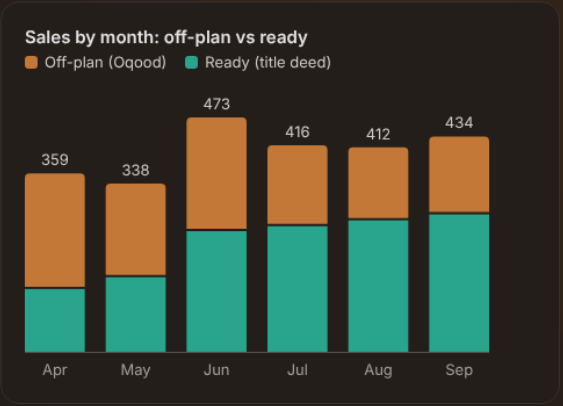
Yazdan Properties

COMMUNITY REPORT

Business Bay

Property market report · September 2026

SALES	PER SQ FT	GROSS YIELD
437	AED 2,115	3.7%
−56.9% on last year	−21.4% on last year	rent over sale price



Dubai Land Department transactions · transferred prices

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Business Bay Property Market Report

September 2026. Off-plan vs ready sales, price per sq ft over 1, 3, 6 and 12 months, rents and yield, what sold and who built it. Every figure comes from Dubai Land Department transactions at transferred prices.

Live version with the latest figures: blogs.yazdanproperties.ae

Prepared by Yazdan Properties, a RERA-registered brokerage in Dubai · WhatsApp +971 58 542 6699 · General information, not financial advice

Business Bay recorded 437 sales worth AED 1.5B in September 2026, down 56.9% on Sep 2025. The median sale was AED 2,000,000 at AED 2,115 per sq ft, and off-plan took 35.2% of the month. Every figure comes from Dubai Land Department records.

SALES
437
▲ +6.1% MoM
▼ −56.9% YoY

MEDIAN PRICE
AED 2M
▲ +19.6% MoM
▲ +28.1% YoY

PRICE PER SQ FT
AED 2,115
▼ −4.1% MoM
▼ −21.4% YoY

OFF-PLAN SHARE
35.2%
of Sep 2026 sales

MEDIAN RENT
AED 73,371
per year, 12,099 contracts, 3 months

GROSS YIELD
3.7%
rent over sale price

Business Bay is its own Dubai Land Department district. Sales figures include offices and shops as well as homes; the rent section splits apartments from offices.

Off-plan vs ready: the last six months

Off-plan sales are Oqood registrations: homes bought from the developer before handover. Ready sales are homes that already have a title deed, mostly resales. "Other" covers gifts, grants and similar transfers.

MONTH	OFF-PLAN (OQOOD)	READY (TITLE DEED)	OTHER	TOTAL	OFF-PLAN SHARE
Apr 2026	231	128	1	360	64.2%
May 2026	186	152	3	341	54.5%
Jun 2026	227	246	1	474	47.9%
Jul 2026	160	256	3	419	38.2%
Aug 2026	144	268	1	413	34.9%
Sep 2026	154	280	3	437	35.2%
Six months	**1,102**	**1,330**	**12**	**2,444**	**45.1%**

Source: DLD-registered sales by calendar month, Apr 2026 to Sep 2026, cleaned of share transfers and data errors.

By property type

The same split by property type, over the six months to 28 October 2026.

TYPE	SALES	OFF-PLAN	READY	OFF-PLAN SHARE	MEDIAN PRICE	MEDIAN PER SQ FT
Apartments	2,469	985	1,484	39.9%	AED 2,000,000	AED 2,234

Source: DLD-registered sales, six months to 28 October 2026. "Villas and townhouses" is one DLD category. Medians shown only where there are 30+ sales.

Price per sq ft over time

The median price per sq ft in September 2026 compared with earlier months. A change is shown only when both months have at least 30 sales.

COMPARED WITH	MONTH	THEN	SALES THEN	CHANGE TO SEP 2026
1 month	Aug 2026	AED 2,205	412	−4.1%
3 months	Jun 2026	AED 2,404	474	−12%
6 months	Mar 2026	AED 2,576	323	−17.9%
12 months	Sep 2025	AED 2,691	1,014	−21.4%

Monthly medians swing with the mix of homes sold. The quarterly series is steadier:

QUARTER	MEDIAN PER SQ FT	SALES	CHANGE ON QUARTER
Q3 2025	AED 2,601	3,130	
Q4 2025	AED 2,514	2,336	−3.3%
Q1 2026	AED 2,614	1,509	+4%
Q2 2026	AED 2,512	1,176	−3.9%
Q3 2026	AED 2,150	1,268	−14.4%

Source: DLD-registered sales. Quarters with fewer than 10 sales are left out. Sep 2026 median: AED 2,115 per sq ft from 437 sales.

Rents and yield

12,099 Ejari rent contracts were registered in the three months to the end of September 2026: 8,638 new leases and 3,461 renewals. The median annual rent was AED 73,371. Set against the median sale price, that is a gross yield of 3.7%.

TYPE	MEDIAN ANNUAL RENT	CONTRACTS
Apartments	AED 96,000	32,098

Source: DLD Ejari contracts, 24 months to 28 October 2026. Gross yield is before service charges, fees and empty months.

What sold in September 2026

LAYOUT	SALES	SHARE
1-bed	162	37.1%
Studio	69	15.8%
2-bed	69	15.8%
Other / not stated	53	12.1%
Office	41	9.4%
3-bed	29	6.6%
4-bed	9	2.1%

By price band, compared with the month before:

PRICE BAND	SEP 2026	AUG 2026
AED <500K	1.8%	5.3%
AED 500-750K	2.3%	4.6%
AED 750K-1M	6.4%	7%
AED 1-1.5M	25.6%	24%
AED 1.5-2M	12.4%	15%

PRICE BAND	SEP 2026	AUG 2026
AED 2-3M	30.9%	23.1%
AED 3-5M	10.1%	9%
AED 5-10M	3.7%	3.4%
AED 10M+	6.9%	8.5%

Best-selling projects in September 2026

PROJECT	SALES	MEDIAN PRICE
Binghatti Aquarise	39	AED 2,000,000
Peninsula Four	27	AED 1,840,000
Regalia	20	AED 1,325,000
Lumena Alta by Omniyat	18	AED 15,925,000
Damac Towers by Paramount	17	AED 2,000,000

Projects with at least 3 sales in the month. Includes off-plan and ready sales.

Most active developers, last 24 months

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Binghatti Developers	4,424	30.5%	Binghatti Skyrise, Binghatti Aquarise, Binghatti Skyhall
Select Global Development	1,186	8.2%	Peninsula Four, Peninsula Three, The EDGE
Deyaar Development	771	5.3%	Downtown Residences, Regalia, Burlington Tower
Al Habtoor City Real Estate Development (Br. Of Dubai National Investment	695	4.8%	Al Habtoor Tower, Al Habtoor City

DEVELOPER (DLD REGISTERED NAME)	SALES	SHARE	MAIN PROJECTS
Danube Properties Development	661	4.6%	Bayz 102 By Danube, Bayz 101 By Danube, Bayz Tower

What the numbers say

- The median price per sq ft is 21.4% lower than in Sep 2025 (AED 2,115 against AED 2,691). Monthly medians move with the mix of homes sold, so check the quarterly line before reading too much into one month.
- Off-plan made up 45.1% of sales over the past six months, with ready (title deed) homes taking the rest.
- Gross yield on DLD figures is 3.7%.
- The best-selling project in September 2026 was Binghatti Aquarise with 39 sales.

Common questions

What is the average price per sq ft in Business Bay?

The median sale in Business Bay in September 2026 was AED 2,115 per sq ft across 437 DLD-recorded sales, 21.4% lower than a year earlier.

Is Business Bay mostly off-plan or ready?

Over the six months to September 2026, 45.1% of Business Bay sales were off-plan (Oqood) and the rest were ready homes with title deeds.

What is the rental yield in Business Bay?

Gross yield on DLD figures was 3.7% in September 2026: the median annual rent of AED 73,371 over the median sale price.

More on Business Bay

- Business Bay area guide: prices, rents and yields
- Business Bay rental yield, by home size
- Dubai market report, September 2026
- Off-plan projects on one live map

Thinking about Business Bay?

We'll pull the DLD numbers for the exact building and unit you're looking at: recent sales, rents and service charges, before you commit.

Chat with us on WhatsApp

About these figures. Every number comes from Dubai Land Department records for the DLD district Business Bay: registered sales and Ejari rent contracts. We use medians, not averages, and clean out share transfers and data errors. DLD usually registers a sale a few weeks after it happens, so the newest weeks are always a little light. Data pulled 28 October 2026. You may quote these figures with credit to Yazdan Properties under CC BY 4.0. General information, not financial advice.